

# Continental Ranch Community Association

9150 N. Coachline Blvd Tucson, AZ 85743 Phone: (520) 297-7600 Fax: (520) 297-7917

## **Minutes of the Board Meeting Wednesday, October 18, 2006**

The Board of Directors of the Continental Ranch Community Association (CRCA) conducted a Board Meeting on Wednesday, October 18, 2006 at 7:00PM. In attendance were Russell Clanagan, Jan Mann, Nicole Glasner, Walter Ross, Gunter Haussler and Tom Licht. Representing Platinum Management was Trish Ledbetter, Senior Manager and Michelle Gorto, Assistant Manager. Homeowners in attendance were: See sign-in sheet.

### **I Call to Order/Verify Quorum**

Russell Clanagan called the October 18, 2006 CRCA Board Meeting to order at 7:00 PM. A quorum of 6 to conduct an official meeting existed.

### **II Homeowner Forum**

Homeowner expressed concerns regarding Richmond American and the problems that he and some of his neighbors have had with various issues on their homes.

Homeowner expressed concern that the Design Guidelines are being revised again after just being revised only 18 months ago.

Homeowner expressed thanks to the staff for putting on the volunteer luncheon.

### **III INVITED GUESTS: None**

### **IV Approval of the Minutes**

The September 26, 2006 Board Meeting minutes were reviewed.

**Action:** A motion was made, seconded and unanimously passed to accept the minutes as presented. (Glasner/Mann)

The October 10, 2006 Special Meeting Minutes were reviewed.

**Action:** A motion was made, seconded and unanimously passed to accept the minutes as corrected. (Glasner/Licht)

### **V. Appeals**

1. 7026 – Requests waiver of driveway extension in curb strip  
**Action:** A motion was made, seconded and unanimously passed to table this request until further information can be obtained. (Mann/Haussler)
2. 9183 – Requests justification and waiver of fees  
**Action:** A motion was made, seconded and unanimously passed to deny request for waiver of fees. (Mann/Licht)
3. 11041 – Requests recommendation for parking of truck blocking sidewalk  
**Action:** A motion was made, seconded and unanimously passed table the request for parking recommendation. (Clanagan/Ross)
4. 19014 – Requests waiver of weed fines  
**Action:** A motion was made, seconded and unanimously passed to deny to the request for a waiver of weed fines. (Mann/Glasner)
5. 19025 – Requests variance of parking rule

**Action:** A motion was made, seconded and unanimously passed to deny parking variance request. (Glasner/Licht)

6. 23042 – Requests waiver of play gym canopy rule

**Action:** A motion was made, seconded and unanimously passed to deny request for a waiver of canopy rule. (Glasner/Licht)

7. 23064 – Requests waiver of postage reimbursement

**Action:** A motion was made, seconded and unanimously passed to approve request to waive postage reimbursement fee. (Licht/Mann)

## VI Reports

### A. President's Report

President Clanagan commented on the correct location of the Annual Meeting and the due date of assessments.

### B. Finance Committee

1. October 11, 2006 Minutes were reviewed with no comment.

2. Acceptance of the financial report for September 2006

3. Recommend the \$12990.17 due from Reserves to Operating be voted as an increase in Reserve Funding for this fiscal year and therefore not be reimbursed to Operating.

**Action:** A motion was made, seconded and unanimously passed to approve the recommendation to increase reserve funds by \$12990.17 and therefore not reimburse operating funds for reserve items purchased. (Glasner/Mann)

### C. Manager's Report

1. Graffiti activity in the community

2. Approval for 2 ft. variance on 3 out of the 5 model homes to be built up next to the 45 ft. buffer easement along Coachline for Richmond American parcel 15. (Did not get complete response for Action-in-lieu.)

**Action:** A motion was made, seconded and passed (5 to 1) to pass the request for a variance of 2 ft on 3 out of the 5 models homes that are being built next to the 45 ft. buffer easement along Coachline. (Licht/Glasner with Clanagan opposing)

3. Clarification on qualifications for committee members

**Action:** A motion was made, seconded and passed (5 to 1) to allow the homeowner on record or a person appointed by the homeowner to participate on committees. (Licht/Glasner with Haussler opposing)

**Action:** A motion was made, seconded and unanimously passed to allow every member of a committee to have a vote regardless if they are from the same household. (Haussler/Licht)

4. Removal of fines for lot 51136 (\$25.00 fine and \$4.42 certified postage) and lot 51059 (\$25.00 fine and \$4.42 certified postage)

**Action:** A motion was made, seconded and unanimously passed to waive fines for lot 51136 and lot 51059. (Glasner/Clanagan)

5. Sunflower lot 493 – request to review all financial reports and questions to be answered by the Board.

**Action:** A motion was made, seconded and unanimously passed to send response to homeowner. (Glasner/Licht)

**D. Pool Committee**

1. October 9, 2006 Minutes were reviewed with no comment.
2. Recommendation to allow El Dorado Swim Club and the Push Ridge Swim Club to use the Windmill Pool during the Winter months (9 weeks) at a cost of \$5.00 per day. At least two lanes at all times will be available for residents to use.

**Action:** A motion was made, seconded and unanimously passed to allow El Dorado & Push Ridge Swim Club to use the Windmill pool during the winter months at a cost of \$5.00 a day. (Mann/Glasner)

3. Recommendation to appoint Kermit McCutchan as a member of the Pool Committee.

**Action:** A motion was made, seconded and unanimously passed to appoint Kermit McCutchan to the Pool Committee.

**E. Landscape Committee**

1. October 3, 2006 Minutes were reviewed with no comment.

**F. Covenants Committee**

1. The October 17, 2006 minutes were noted as reviewed with no comment.
2. Recommendation for Violation Fines

**Action:** A motion was made, seconded and unanimously passed to approve the recommendation for violation fines. (Licht/Glasner)

**G. Architectural Review Committee**

1. The September 6, 2006 and September 20, 2006 minutes were noted as reviewed with no comment.
2. Recommendation to appoint Vicki Lamer to the committee.

**Action:** A motion was made, seconded and unanimously passed to appoint Vicki Lamer to the Architectural Review Committee. (Mann/Glasner)

**H. Activities/Publicity Committee**

1. October 9, 2006 Minutes were reviewed with no comment.
2. Request for \$200.00 for holiday gifts for needy Marana families
3. Request for \$300.00 for gifts, door prizes, refreshments, etc. for the 2 Women's pampering nights to be held in 2007. Funds to come out of the 06/07 committee budget.

**Action:** A motion was made, seconded and unanimously passed to Approve the request for \$200.00 for holiday gifts. (Mann/Glasner)

4. Request for additional \$1000.00 for Fall Festival to bring total for event to \$5000.00. If not granted request, do not want to purchase the PDF writers approved at September meeting and divert those fund to the Fall Festival

**Action:** A motion was made, seconded and unanimously passed to Approve an additional \$1000.00 for Fall Festival bringing the total Amount to \$5000.00. (Glasner/Mann)

**I. Strategic Planning Committee**

1. October 12, 2006 minutes were reviewed with no comment.

**J. Facilities Committee**

1. October 16, 2006 minutes were reviewed with no comment.
2. Recommendation to purchase a bench for the corner of Coachline & Twin Peaks not to exceed \$700.

**Action:** A motion was made, seconded and unanimously passed to table this request for additional information. (Mann/Glasner)

**K. Election Committee**

Update on ballot count – Edna Coburn reported that the association should Make quorum for the annual meeting based on the ballots in the box.

**VI Old Business**

1. Parking policy – Review of second legal opinion

**Action:** A motion was made, seconded and unanimously passed to no Longer pursue additional parking policies after receiving legal advice from Two attorneys. (Mann/Licht)

**VII New Business**

1. Request for use of Community Center for Holistic Life Coach classes

**Action:** A motion was made, seconded and unanimously passed to approve the request the use of the Community Center for Holistic Life Coach classes. (Glasner/Mann)

2. Allocate excess funds to committees

**Action:** A motion was made, seconded and unanimously passed to allocate funds as follows:

Activities Committee - \$9,000 Marquee Sign

Landscape Committee - \$7,130 Pruning, trimming and removal of trees in Drainage areas 3, 4, 5, 6, 7, 8 and south of parcel 17.

Pool Committee - \$5000.00 – Repair Windmill shower

700.00 – Replace drinking fountain

300.00 – Skid mats for Windmill restrooms

1700.00 – Shade cover for tot pool at CC

Facilities Committee - \$6,000.00 Monument signs (parcel 23 & 37)

15,000.00 Paint wall on Silverbell to Coachline

Reserve Fund - \$75,000

All funds will be accrued in the 2005-2006 fiscal year. (Mann/Licht)

3. Additional discretionary funds

**Action:** A motion was made, seconded and unanimously passed to approve \$3925 from discretionary funds for storm repairs, stabilizing embankment at parcel 37, river rock repairs in wash and removal of wildcat dumping at various locations. (Licht/Mann)

## **VIII Future Meeting Schedule**

**Annual Meeting – October 24, 2006**

**BOD Officer Elections – October 25, 2006**

**Study Session – November 15, 2006**

**Board Meeting – November 28, 2006**

## **IX Adjournment**

The October 18, 2006 CRCA Board Meeting was adjourned at 8:36 pm.  
(Mann/Clanagan)